

June 29, 2017

Town of Concord
Zoning Board of Appeals
141 Keyes Road
Concord, MA 01742

RECEIVED

JUN 29 2017

Re: 99 Nimrod Drive

Town of Concord
Board of Appeals

Dear Members of the Board:

On behalf of Mary Ann Sikirica Childs, Ducharme & Dillis Civil Design Group, Inc. respectfully submits the enclosed additional information in support of the application for a Special Permit for the proposed construction at 99 Nimrod Drive. The applicant proposes to raise the existing dwelling and construct a new dwelling conforming to the front side, and rear setbacks specified in the Zoning Bylaw.

The property is located in the Residence B Zoning District which requires 125-feet of frontage. The lot was created in 1955 and has 100-feet of frontage. Due to the non-conforming frontage the FAR allowed by right is limited to 150% of the existing structure which is 2,805 square feet. If the lot had an additional 25-feet of frontage the lot could support a proposed dwelling with an FAR of 6,000 square feet which is larger than the proposed dwelling.

Enclosed with this letter is a plan of the neighborhood which indicates the surrounding properties that conform to the frontage and area requirements of the Zoning Bylaw. These conforming properties could support a larger dwelling than the one proposed at 99 Nimrod Drive by right. It is our understanding that Article 37 at the recent Town meeting has revised the way the FAR is calculated and this change is awaiting approval by the Attorney General's office. The change does not affect the applicant's request but we have included the Building Department's forms for calculating allowable FAR under both the current regulations and pending change.

In summary, the proposed dwelling at 99 Nimrod Drive is smaller than what surrounding conforming properties could support by right. Additionally, if the lot had conforming frontage the allowable FAR would be more than the proposed dwelling.

We appreciate your consideration of this matter and please do not hesitate to contact me if I can provide additional information.

Regards,

DUCHARME & DILLIS
Civil Design Group, Inc.


Gregory S. Roy, PE
Principal

Town of Concord Building Department
141 Keyes Road
Concord, MA 01742
978-318-3280

Maximum FAR Calculations

Reference zoning bylaw section 6.2.13

Existing House Measurement, all Areas with 6'8" Headroom or Greater. Excluding basements, open and Screened Porches, decks, and accessory structures with no permanent foundation or less than 100 square feet.

Submit scaled drawings for each floor area

Proposed work must meet all of Town of Concord's Zoning Bylaw Dimensional Regulations		
Site measurements and calculations by: <u>Ducharme & Dillis</u> Date: <u>04/12/2017</u>		
Building Inspector reviewed and approved: _____ Date: _____		
Street Address: <u>99 Nimrod Drive</u>		
Zoning District: <u>B</u>	Lot size – certified plot plan <u>20,000</u>	Lot size GIS _____

Existing		Proposed	
1. 1 st Floor Area	540	1 st Floor Area	1811
2. 2 nd Floor Area	564	2 nd Floor Area	2196
3. Attic Area	-	Attic Area	554 (>6'8" High)
4. Enclosed Porch	85	Enclosed Porch	
5. Attached Garage	194	Attached Garage	497
6. Detached Garage	-	Detached Garage	
7. Other		Other	

TOTAL EXISTING GFA: <u>1383</u>	TOTAL PROPOSED GFA <u>5058</u>
TOTAL EXISTING GFA: <u>0</u> (house to be demolished) + TOTAL PROPOSED GFA: <u>5058</u> = GFA <u>5058</u>	
TOTAL GROSS FLOOR ALLOWED: $(1200 \div 20000) + .24 \times (20000) = 6000$	
Board of Appeals Special Permit Required YES _____ NO <u>X</u>	Zoning Section 6.2.13

Town of Concord Building Department

141 Keyes Road

Concord, MA 01742

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Gross Floor Area Calculations for Nonconforming Structures

Reference zoning bylaw section 7.1.5 structures

Existing House measurement include all Areas with 6'8" Headroom or Greater

These can include the areas stated below only

All measurements are from outside corners of exterior walls

Basement floors shall be poured concrete and ceiling height measurements are to bottom ceiling joist.

Ceiling height measurements to suspended ceilings are not allowed

Proposed work must meet all of Town of Concord's Zoning Bylaw dimensional Regulations

Site measurements and calculations by: Ducharme & Dillis Date: 4/12/2017

Building Inspector reviewed and approved: _____ Date: _____

Street Address: **99 Nimrod Drive**

Zoning District: **B Non-conforming-** Circle all applicable: frontage/area/setbacks

Existing GFA

Proposed GFA- Plans dated: 4/27/17

1. Basement Area

487

Basement Area 743

2. 1st Floor Area

540

1st Floor Area 1811

3. 2nd Floor Area

564

2nd Floor Area 2196

4. Attic Area

-

Attic Area 554 (>6'8" High)

5. Enclosed Porch

85

Enclosed Porch

6. Open Porch

-

Open Porch

7. Screen Porch

-

Screen Porch

8. Attached Garage

194

Attached Garage 497

9. Detached Garage

-

Detached Garage

10. Other rec room

-

Other

Total Existing House GFA : **1870** Total Proposed GFA : **5801**

Total Existing House Area 6'8" or Greater $1870 \times 150\% =$ **2,805** Max Allowed by Right **2,805**

Board of Appeals Special Permit Required YES X NO _____

Zoning section 11.6 Special Permit

Town of Concord Building Department
141 Keyes Road
Concord, MA 01742
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Maximum FAR Calculations

Reference zoning bylaw section 6.2.13(May 2017)

Existing House Measurement, all Areas with 6'8" Headroom or Greater. Excluding basements, open and Screened Porches, decks, and accessory structures with no permanent foundation or less than 100 square feet.

Submit scaled drawings for each floor area

Proposed work must meet all of Town of Concord's Zoning Bylaw Dimensional Regulations			
Site measurements and calculations by: <u>Ducharme & Dillis</u>		Date: <u>6/29/17</u>	
Building Inspector reviewed and approved: _____		Date: _____	
Street Address: <u>99 Nimrod Drive</u>			
Zoning District: <u>Res B</u>	Lot size – certified plot plan <u>20,000</u>	Lot size GIS <u>20,000</u>	

Existing		Proposed	
1. 1 st Floor Area	540	1 st Floor Area	1811
2. 2 nd Floor Area	564	2 nd Floor Area	2196
3. Attic Area		Attic Area	554 (>6'8")
4. Enclosed Porch	85	Enclosed Porch	
5. Attached Garage	194	Attached Garage	497
6. Detached Garage		Detached Garage	
7. Other		Other	

TOTAL EXISTING GFA: <u>1383</u>	TOTAL PROPOSED GFA: <u>5058</u>
TOTAL EXISTING GFA: <u>1383</u> + TOTAL PROPOSED GFA: <u>existing house to be removed</u> = GFA <u>5058</u>	
TOTAL GROSS FLOOR ALLOWED: $(1200 \div \text{actual lot area in SF}) + .24) \times (\text{actual lot in SF})$ = this number will be your TOTAL GFA allowed for the property (1200/20000+.24)x20000=6,000	
Board of Appeals Special Permit Required YES _____ NO <u>X</u> _____ Zoning Section 6.2.13	

Town of Concord Building Department
141 Keyes Road
Concord, MA 01742
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Gross Floor Area Calculations for Nonconforming Structures

Reference zoning bylaw section 7.1.5 structures
REVISED PER TOWN MEETING MAY 2017(see highlighted below)

Existing House measurement include all Areas with 6'8" Headroom or Greater
Excluding basements, open or screened porches, and decks," and to insert a
new subsection "(d) extension of a structure by more than fifty percent (50%) is based on the aggregate of all
expansions undertaken within a consecutive five year (5) period."

These can include the areas stated below only
All measurements are from outside corners of exterior walls

<i>Proposed work must meet all of Town of Concord's Zoning Bylaw dimensional Regulations</i>			
Measurements and calculations by: Ducharme & Dillis		Date: 6/29/17	
Building Inspector reviewed and approved: _____		Date: _____	
Street Address: 99 Nimrod Drive			
Zoning District: Res B		Non-conforming by? Circle all applicable: <u>frontage</u> /area/setbacks	
Existing GFA		Proposed GFA- Plans dated: 4/27/17	
1. 1 st Floor Area	540	1 st Floor Area	1811
2. 2 nd Floor Area	564	2 nd Floor Area	2196
3. Attic Area		Attic Area	554 (>6'8")
4. Enclosed Porch	85	Enclosed Porch	
5. Attached Garage	194	Attached Garage	497
6. Detached Garage		Detached Garage	
Other		Other	

TOTAL EXISTING GFA 1383

TOTAL PROPOSED GFA 5,058

Total Existing House GFA 1383 + Total Proposed GFA existing house to be removed = 5,058

Total Existing House Area 6'8" or Greater 1383 x 150% = 2,805 Max Allowed by Right

Street Number	Zoning	Frontage	Lot Area (SF)	Existing Floor Area (SF)*	Allowable FAR		Conforming Frontage & Area	Notes:
					Based on Lot Size (SF)	Max FAR by right (SF)		
69 Nimrod	Res B	108	32,223	4166	8,934	8,934	Yes	Built 2014, lot conforms due to frontage width at building
78 Nimrod	Res B	151	23,402	2644	6,816	6,816	Yes	Conforming lot, FAR based on lot size
79 Nimrod	Res B	100	20,007	1740	6,002	2,610	No	Non-conforming, by right FAR limited to 150% of existing floor area
89 Nimrod	Res B	92	20,000	1876	6,000	2,814	No	Non-conforming, by right FAR limited to 150% of existing floor area
90 Nimrod	Res B	150	23,358	1565	6,806	6,806	Yes	Conforming lot, FAR based on lot size
99 Nimrod	Res B	100	20,000	1410	6,000	2,115	No	Non-conforming, by right FAR limited to 150% of existing floor area
104 Nimrod	Res B	151	23,612	2912	6,867	6,867	Yes	Conforming lot, FAR based on lot size
109 Nimrod	Res B	106	29,588	1688	8,301	2,532	No	Non-conforming, by right FAR limited to 150% of existing floor area
119 Nimrod	Res B	101	20,139	3040	6,033	4,560	No	Non-conforming, by right FAR limited to 150% of existing floor area
128 Nimrod	Res B	292	20,001	1868	6,000	6,000	Yes	Conforming lot, FAR based on lot size
129 Nimrod	Res B	128	20,324	2276	6,078	6,078	Yes	Conforming lot, FAR based on lot size



* EXISTING FLOOR AREA HAS BEEN CALCULATED BASED ON ASSESSORS RECORDS

THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE THE MAXIMUM FLOOR AREA ALLOWED BY RIGHT UNDER THE APRIL, 2016 CONCORD ZONING BYLAW FOR THE PROPERTIES SURROUNDING 99 NIMROD DRIVE.

PLAN SHOWS PROPERTY LINES BASED ON ASSESSORS MAPS. LOT FRONTAGE AND AREA ARE APPROXIMATE ONLY.

INDICATES CONFORMING LOT

INDICATES NON-CONFORMING LOT

99 NIMROD DRIVE NEIGHBORHOOD PLAN
NIMROD DRIVE
 CONCORD, MASSACHUSETTS

DATE: 6/22/17	SCALE: 1"=100'
OWNER: NANCY LOUISE SIKIRICA TAYLOR 22 BUCK BRANCH DRIVE RICHMOND, VA 23238	JOB NO. 5526 DRAWING NO. 5526
DRAWN BY: SD	CHECKED BY: GSR

DUCHARME & DILLIS
 Civil Design Group, Inc.
 CIVIL ENGINEERS • LAND SURVEYORS • WETLAND CONSULTANTS

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